

**BOARD OF ALDERMEN MEETING
THURSDAY, NOVEMBER 3, 2022**

CALL TO ORDER. Mayor Luke Davis called the regular semi-monthly meeting of the Board of Aldermen to order at 6:04 PM on Thursday, November 3, 2022, at the Fremont Hills Country Club, 1953 Fremont Hills Drive, Fremont Hills, MO.

PLEDGE OF ALLEGIANCE. The pledge of allegiance was recited.

ROLL CALL. Kay O'Neill, City Clerk/Finance Officer called the roll—a quorum was present.

Luke Davis, Mayor	Present		
Damon Mills, Alderman Ward 1	Present	Sunthosh Parvathaneni, Alderman Ward 1	Present
Talyia Leeper, Alderwoman Ward 2	Present	Kerry Nelson, Alderman Ward 2	Present
Alisa Lowry, Alderwoman Ward 3	Present	Randy West, Alderman Ward 3	Present

Guests: Residents Rodney & Darlene Quinby, Bob Benedett, and Kent Brobst

City Officials: Dale Batson/Project Manager and Kay O'Neill/City Clerk/Finance Officer

OPEN FLOOR TO VISITORS*

Resident Bob Benedett stated that residents were told that building a City Hall will not influence property values since it is being made to look like a house, that the City has the money, and that it is being built near the CC Hwy entrance. There is a proposal to save money by changing the look and changing the parking lot location. He feels that the City could rent space, but if it is going to be built in that location, the City needs to keep its promises.

Parvathaneni entered the meeting at this time.

Resident Rodney Quinby stated that several residents voiced their approval of the building, how much it is needed, etc., at the September 1 council meeting. He is still in the dark on the cost and questioned if the council has that information. Alderman Nelson responded that the estimate is \$300 per sq ft and the first rendering has the building at about 1,780 sq ft. Mr. Quinby stated that we have the money, so we should build it like the Taj Mahal. Mr. Quinby and his wife have been involved in real estate and believes it will be more than the council anticipates.

Resident Darlene Quinby stated that residents near the building location prefer that the parking lot be in the back of the building. They are not in favor of the building, but if it is going to be built, it needs to be built well and have the same quality as homes in the City for there to be a positive impact on home values. Her and her husband own properties in Quail Creek. When that community built a swimming pool, they reached out to residents and asked for input from all the taxpayers. She suggested that the bids, engineering, etc., be presented to the residents via a flyer so they are informed and can vote or provide input. Batson suggested residents attend the council meetings to be informed of the project details.

AGENDA

ITEMS FOR APPROVAL

Bill #347-2022/Ordinance #347-2022 Amending Section 6.300 of the City Code Regulating Parking (Davis)

This bill was made a part of the board packet. Bill #347-2022 was read in its entirety on the first reading. A motion to approve Bill #347-2022 on the first reading was made by Leeper, with Nelson seconding the motion. The motion was unanimously approved by roll call vote with the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes. A motion to dispense with the second reading of Bill #347-2022 was made by West, with Leeper seconding the motion. The motion was approved by roll call vote with the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes. A motion to adopt

Bill #347-2022 as Ordinance #347-2022 was made by West, with Leeper seconding the motion. The motion was approved by roll call vote with the ayes being: Leeper, Lowry, Mills, Nelson, Parvathaneni, and West—there were no nay votes.

Vendor Contract Extensions (O'Neill)

There are four contracts up for one-year extensions on December 31, 2022, with the same terms, conditions, and pricing. General discussion took place, and it was determined that each contract should be voted on individually.

Wastewater Treatment Plant Operator (Rob Dyer) – A motion to extend the wastewater treatment plant operator contract for one year was made by Lowry, with West seconding the motion. The motion was unanimously approved.

Sludge Hauling (Active Septic) – A motion to extend the sludge hauling contract for one year was made by Leeper, with Nelson seconding the motion. The motion was unanimously approved.

Excavation Services (K&B Equipment) – We use K&B for maintenance jobs as they arise—we do not anticipate a lot of projects for 2023. A motion to extend the excavation services contract for one year was made by Lowry, with Mills seconding the motion. The motion was unanimously approved.

Mowing and Lawncare Maintenance (Scapes Lawncare & Landscaping) – We are locked in at the current rate—there is a cost savings with an extension as other companies have had an increase in manhours. Scapes is dependable and responsive. A motion to extend the mowing and lawncare maintenance contract for one year was made by Nelson, with Leeper seconding the motion. The motion was unanimously approved.

OLD BUSINESS

City Building (Nelson)

The footprint sent to us from IDeA was made a part of the board packet. There was general discussion about the changes made to scale down the building size. The City Hall Committee approved this design and is recommending we ask Nate with IDeA to move forward with conceptual designs. A motion to approve the drawing and move forward with conceptual designs was made by Parvathaneni, with Mills seconding the motion. The motion was unanimously approved.

Citywide Fiber (Mills)

Not much has changed since the last report. Phases 1, 2, and 4 are up and installing. Phase 5 is about 45% done with just conduit. There have been 61 total installs completed, with 21 occurring in the next two weeks. Road repairs have been completed. There has not been much movement this week.

CWERG Engineering Update (Batson)

No updates.

2023 Budget Draft #2 (O'Neill)

The 2023 budget draft is now in the final five-part format. Changes were made to include more description on the budget message for reserve funds, capital improvement, and contract hauling. For the General Fund, community events increased by 1,000. For the Sewer Fund, contract hauling and repairs/maintenance were decreased—this resulted in a decrease in the amount of reserves needed.

NEW BUSINESS

Ordinance Violation Committee (Davis)

Discussion took place previously about forming an Ordinance Violation Committee. Having our own court established has prompted the need for more guidance on the ordinance violation process. Davis asked Lowry to chair the committee and she has agreed. Batson, Parvathaneni, and O'Neill will join Lowry on the committee.

Show Me Christian County (Davis)

When Show Me Christian County was founded, they solicited businesses, municipalities, and the county to be members (investors) of their group. Their goal is bringing business to Christian County and business retention. The City committed to \$1,000 a year for five years—this was fulfilled in 2021. Since then, they have changed CEOs and their organizational bylaws. To be a voting member, you must commit to \$2,500 a year. The minimum is \$1,000 a year which gives you a seat at the meeting, but not a vote. Davis will contact Kristen Haseltine about speaking at a City board meeting to better understand the purpose, benefits, etc., of SMCC.

Tour of Lights (Nelson)

The Tour of Lights committee is asking for funding and approval on the event date (Sunday, December 11). The tour will remain the same—the map needs to be sent out ASAP. They would like to hold the event at 4 By 4 on their heated, covered patio. We budgeted \$1,000 for 2022—they are asking for \$1,000 more for 2023. It was decided that only golf carts will be decorated and included in the tour. Council gave approval to move forward with the date and budgeted amount.

REPORTS FROM COMMITTEES

Board of Adjustment

4 By 4 Brewing Company Variance Request

The first meeting with the new Board of Adjustment took place today. Three variance requests were submitted to the committee from 4 By 4. All three variance requests were approved. Materials, paint, etc., will need to go to the Design Review Committee for approval.

Treatment Plant

Wastewater Treatment Plant Update (Batson)

Batson reviewed the wastewater treatment plant information from 2019 to 2022 to prepare for 2023 budgeting. He gave an overview of the sewer expenses and relayed information on the City's sewer rates compared to Ozark's rates. Our rates are \$29.52 monthly minimum/ \$3.85 per 1,000 gallons after that. The City of Ozark sewer rates within city limits are \$10 monthly minimum/ \$8 per 1,000 gallons after that. The City of Ozark rates outside city limits are \$15 monthly minimum/ \$12 per 1,000 gallons after that. The average person in a household uses 2,000 gallons per month. The numbers fluctuate based on people moving in and out, late payments, and meter readings. We may need to look at re-rating sooner than later. Not having summer sewer averaging may be beneficial. We may need to have MRWA help us with rates in 2023.

Streets

Beautification

ADJOURN

A motion to adjourn was made by Parvathaneni, with West seconding the motion. The motion was unanimously approved. The meeting adjourned at 7:47 PM.

CITY OF FREMONT HILLS

By: _____
Luke Davis, Mayor

ATTEST:

Kay O'Neill, City Clerk/Finance Officer